



Memorandum

April 11, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE
(CASE #CUP2024-03)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 2.13-acre lot is located at 1370 Camino Real and is zoned for a (PC) Planned Center District. Owner/Applicant: Jack and Tamara Gregory.

STATUS OF ISSUE:

The applicant is requesting a CUP to construct a 42'x70' (2,940 SF) accessory structure for a storage/workshop and interior activity space at an existing home-site. The structure features a "barn-style" design with a 30'x70' (2,100 SF) interior space a 12'x70' (840 SF) covered awning area, a metal siding façade and is approximately 16 feet tall. Existing on-site is this existing home, a 475 SF detached garage and a 156 SF covered patio both of which were built in the 2015.

For this (PC) district, all new developments are to follow the (RE-1.5) One-and-one-half Acre Ranch Estate District design standards. This PC district wasn't established on this neighborhood until 2008, well after the creation of the neighborhood in 1973. Therefore, there are a number of existing structures (both primary and accessory), within this neighborhood that do not conform with the current zoning requirements.

Site Analysis

- In this (PC) Planned Center District:
 - Setbacks for accessory structures of this size (over 480 SF) is 35 feet: *As shown the structure will be 55 feet from the northern property.*

- Maximum number of accessory structures is two (2). *The proposed structure would be the third accessory structure on site.*
- Maximum square footage for all accessory structures on a lot is 1,200 square feet. *Including the requested structure and the existing detached garage (475 sf) and the covered patio (156 sf), the total area on-site for accessory structures will be 3,571 square feet, exceeding the limitation by 2,371 square feet.*
- Maximum lot coverage is 35%. *Including the proposed structure and existing elements on-site, the lot coverage is approximately 15%, meeting the lot coverage requirement.*
- Maximum height of an accessory structure is 30 feet. *The proposed structure is approximately 16 feet to the top of the roofline.*

Public Input

The town has notified 25 adjacent property owners within 500 feet of the subject property. To date, have not receive any correspondence.

STAFF RECOMMENDATION: Since this neighborhood developed before zoning was established there is a mixture existing development trends, including structure sizes, setbacks and position (both for houses and accessory structures), therefore structures that do not meet current regulations are not uncommon for this area. In this case, although the proposal exceeds the area/size limitation, the barn-style architecture blends nicely with the surrounding neighborhood development pattern, especially on a lot of this size, therefore, staff recommends **APPROVAL** of the proposed conditional use permit with the following conditions:

1. Use, location and design of the structure shall generally conform with the submitted concept Plans.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Concept Plans



Camino Real

Meandro Ria Ln

Alto Vista St

BUILDING IMAGES



Perspective View



Front



Left Side

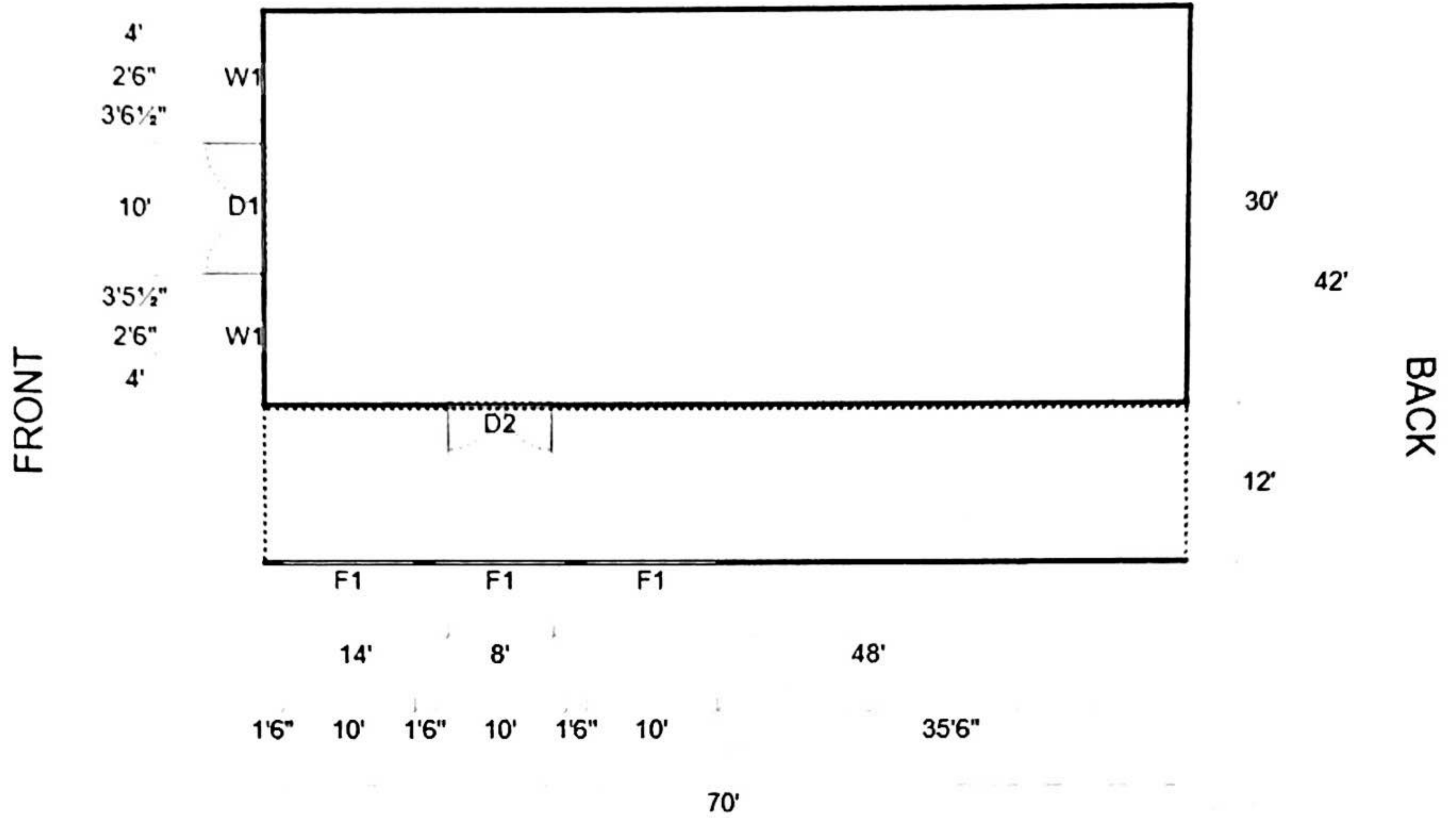


Right Side



Back

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND	
D1	10' x 10' Double Slider
D2	8' x 7' Double Slider
—	Closed Wall
W1	30W x 40H - Insulated (Includes Shutters)
F1	10'x8' Rollup Door-Frameout
.....	Open Wall